

Article XXI Section 2 Table B
Standards for Principal Buildings on Individual Lots –As amended 5-25-05

District	Maximum Height (Feet)	Minimum Lot Size (Sq. Feet)	Minimum Width (Feet) A Building Line	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Side Yard Street Side Corner Lot (Feet)	Minimum Rear Yard (Feet)	Lot Coverage Maximum
CON	40	.5 acres	100	25	10	15	25	30%
A	40	.5 acres	100	25	10	15	25	30%
R-1	35	6,000	60	25	6	15	25	40%
R-1A	35	9,000	75	25	6	15	25	40%
R-1B	40	12,000	80	25	6	15	25	40%
R-1C	40	15,000	80	25	6	15	25	40%
R-1D	40	21,780	100	25	6	15	25	40%
R-2	40	6,000 or 3,000 per dwelling unit which ever is the greatest	60	25	6	15	25	40%
R-2A	40	6,000	60	25	6	15	25	40%
R-2B	45	6,000 or 1,500 per dwelling unit which ever is the greatest	60		6			
R-3	45	6,000 or 1,500 per dwelling unit which ever is the greatest	60	25	6	15	25	40%
R-0	40	6,000	60	25	6	15	25	40%

District	Maximum Height (Feet)	Minimum Lot Size (Sq. Feet)	Minimum Width (Feet) A Building Line	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Side Yard Street Side Corner Lot (Feet)	Minimum Rear Yard (Feet)	Lot Coverage Maximum
RMH	To be Determined by Indiana Department of Health							
C-1	45	None	None	5	5	5	5	n/a
C-2	None	None	None	5	5	5	5	n/a
C-3	None	None	None	5	5	5	5	n/a
C-4	None	None	None	5	5	5	5	n/a
W-R	None	None	None	5	5	5	5	n/a
W-1	None	None	None	5	5	5	5	n/a
M-1	None	None	None	5	5	5	5	n/a
M-2	None	None	None	5	5	5	5	n/a
M-3	None	None	None	5	5	5	5	n/a

1. Minimum lot area of 21,780 sf (1/2 acre) per family; 100 feet of frontage where no private water supply or sanitary sewer and disposal is by soil absorption approved by the Warrick County Health Department unless the area is classified as “severe” by the U.S. Department of Agriculture. In such case, minimum lot size shall be determined by the Warrick County Health Department.
2. Lots bordering a cul-de-sac shall have a minimum width of 60 feet at the building line in all zoning classifications listed above.
3. Subject to additional requirements as set forth in Article XXI Section 2.
4. Subject to additional requirements as set forth in Article XXI Section 3.
5. Subject to additional requirements as set forth in Article XXI Section 5.
6. Subject to additional requirements as set forth in Article XXI Section 6.
7. Subject to additional requirements as set forth in Article XXI Section 7.
8. Subject to additional requirements as set forth in Article XXI Section 8.
9. All lots shall have a minimum of 50 feet of frontage on a dedicated public right-of-way.
10. All yard (i.e., front, rear, sides) shall be 100% green space.